

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF ARCHITECTURAL REVIEW  
CITY OF FAIRFAX  
CITY HALL, FAIRFAX, VIRGINIA  
April 15, 2015**

**Members Present:** Chair Paul Cunningham, Mark Angres, John Laughton, Natasha Jackson, Jagdish Pathela, Fernando Sepulveda

**Member(s) Absent:** none

**Staff Present:** Kelly O'Brien, Planner, Chief Andrew Wilson

**Meeting began at 7:00 pm**

**1. Discussion and Adoption of the Agenda.**

MR. ANGRES MOVED TO ADOPT THE AGENDA AS PRESENTED; SECONDED BY MR. PATHELA, WHICH CARRIED UNANIMOUSLY 6-0 BY VOICE VOTE.

**2. Presentations by the public on any item not calling for a public hearing.** None

**3. Consideration of Meeting Minutes, April 1, 2015:**

MR. ANGRES MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MS. JACKSON, WHICH CARRIED 6-0 BY VOICE VOTE.

**4. Consideration of the request of HF Management, representative for the applicant Ellicott Condo, for approval of the installation of siding and painting of the existing building located in the Old Town Historic District at 4002 University Drive, BAR-14100068.**

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

Chief Andrew Wilson testified to the following:

- Three year project including undergrounding utilities
- Maintenance issues with the building
- There are 7 owners. Working with owners to resolve safety and cosmetic issues.
- Siding was installed last summer
- Agrees with staff that better to make addition on Main Street look like separate building.

The Board had the following comments:

- Have all code issues been addressed?
- How old is the building? (separate pieces built in different years, early 1900s base with additions and modifications)
- Upgrading should keep it in style of historic with attractive appearance
- Not sure painting upper half of building white is right solution.
- Perhaps best to show separation of historic from additions.
- The contrast of the siding next to taupe brick perhaps makes it look greener.
- What is the life of the siding and maintenance required?
- There are better ways to make the buildings look separate but they add more cost.

There were no public comments.

**MEMBER ANGRES MOTIONED IN THE REQUEST OF HF MANAGEMENT, REPRESENTATIVE FOR THE APPLICANT ELLICOTT CONDO, FOR APPROVAL OF THE INSTALLATION OF SIDING AND PAINTING OF THE EXISTING BUILDING LOCATED IN THE OLD TOWN HISTORIC DISTRICT AT 4002 UNIVERSITY DRIVE, BAR-14100068, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:**

1. The proposed construction, materials, and colors shall conform to the information included in the staff report, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. The applicant shall submit **new and existing** paint samples to staff for approval prior to any painting commencing on the facades.
3. The applicant shall paint the **south and west upper level facades** of 10403 Main Street/4002 University Drive the same color as the **existing** siding **on the north and east facades** with white trim and the north façade of 10407 Main Street shall be painted entirely white.
4. The shutters on the upper story windows on the south façade shall be replaced to match the existing shutters on other facades and all shutters shall remain black.
5. The rooftop equipment screening shall be extended to properly screen rooftop equipment from view of the public right of way. **The new design of the screening shall be approved by staff prior to installation.**
6. The applicant shall complete any outstanding work as required by the Building Official.
7. **The brick portions of the facade along University Drive shall be painted white.**

**SECONDED BY MEMBER PATHELA WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 6-0.**

5. **Consideration of the request of Bruce Tyler, representative for the applicant Rebkee Partners Fairfax, LLC, for approval of an amendment to previously approved architecture of a single story medical care facility known as Patient First located at 10100 Fairfax Boulevard, BAR-15040028.**

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- Not much change in the northeast apparent.
- Concerned about increasing the amount of green roof.
- Would bringing the wing wall back to the original position affect the interior space?
- What prompted the change to smaller windows and then change back?
- No significant changes to other sides of the building?

The applicant's representative stated the following:

- In this rendering we pushed the wing wall back but have no trouble returning it to previous location.
- First prototype being fine-tuned as facilities being built.
- No more roof material proposed than before, just a different location.
- Owner preferred the smaller window arrangement.
- Discussion with staff about staying consistent with City Council approval.

**MEMBER ANGRES MOTIONED IN THE REQUEST OF BRUCE TYLER, REPRESENTATIVE FOR THE APPLICANT REBKEE PARTNERS FAIRFAX, LLC, FOR APPROVAL OF AN AMENDMENT TO PREVIOUSLY APPROVED ARCHITECTURE OF A SINGLE STORY MEDICAL CARE FACILITY KNOWN AS PATIENT FIRST LOCATED AT 10100 FAIRFAX BOULEVARD, BAR-15040028, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:**

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review.
2. Placement and size of all signs shall meet the requirements of the City's Zoning Ordinance and are subject to approval by the Zoning Administrator prior to construction or installation.
3. The applicant shall secure all required permits and approvals prior to commencing work.
4. The window and sign size and placement shall match the design previously approved.
5. **The depth of the west parapet wall shall match the design and size as previously approved.**

**SECONDED BY MEMBER LAUGHTON WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 6-0.**

6. Staff Report.
7. Board Comments.
8. Adjournment at 8:53 pm.

ATTEST:



Board of Architectural Review  
Recording Secretary